



Inspection Report

Kurt Uhler

Property Address:
1 Golden Spar Place
Rolling Hills Estates Ca



Front of the Residence

South Bay Home Inspections

Randy Pierson
21143 Hawthorne Blvd. #329
Torrance, CA 90503
(310) 265-0833



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Date: 6/30/2021	Time:	Report ID: 062921-1
Property: 1 Golden Spar Place Rolling Hills Estates Ca	Customer: Kurt Uhler	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Safety Item (SI) = The item, component or unit poses an immediate safety hazard or issue and should be further evaluated and repaired by a qualified contractor.

Standards of Practice:

NACHI, National Association of Certified
Home Inspectors

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

General Summary



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Customer
Kurt Uhler

Address
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The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior - Grading, Drainage & Walkways



2.3 Rain Gutters

Repair or Replace



- The rain gutter at the rear of the house is missing a downspout. We recommend further evaluation and services necessary.

4. Structural Components



4.3 Columns or Piers - Raised Foundation

Repair or Replace



- There is a temporary pier that has Earth to wood contact. We recommend that you have the Termite Company further address this situation.

6. Electrical System



6.4 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Repair or Replace



- There is electrical conduit near the main panel and that should be properly installed. We recommend further evaluation and services necessary.

7. Roof Structure and Attic



7.0 Roof Coverings

Repair or Replace



- There are several roof tiles that are loose and should be serviced.

7.5 Roof Structure and Attic (Report leak signs or condensation)

Repair or Replace



- There are several areas in the Attic that have moisture stains. We are unable to confirm these as active. We recommend further evaluation and service as necessary.

8. Chimney / Fireplaces



8.0 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Not Inspected



The liners for furnace or fireplaces were not inspected by our company. I recommend a qualified chimney sweep inspect for safety.



10. Central Air Conditioning



10.0 Normal Operating Controls

Repair or Replace



HVAC System - The condensing coil was functional at the time of inspection.

- The condensing coil is not sitting level and is also underneath the drip line of a roof. We recommend further evaluation and services necessary.

11. Kitchen Components and Appliances



11.9 Ranges/Ovens/Cooktops

Repair or Replace



- The Cooktop was not fully installed. The Down-Draft was missing too.

13(D) . Ante Room



13.4.D Lights, Outlets, Switches and Fixtures

Repair or Replace



- The outlet in the Ante Room did not respond. We recommend further evaluation and service as necessary.

14(B) . 1st Guest Bedroom



14.4.B Windows (Representative number)

Repair or Replace



- The window is stuck shut and should be further evaluated and services necessary.

15(B) . Hallway Bathroom**15.6.B Plumbing Water Supply and Fixtures****Repair or Replace**

- The hallway bathroom toilet is loose and should be serviced.

16. Garage**16.1 Doors****Repair or Replace**

- The garage door is not self-closing. We recommend further evaluation and services necessary.

16.6 Windows**Repair or Replace**

- The garage window is stuck shut. We recommend further evaluation and services necessary.

18. Cabana or Pool House**18.2 Windows (representative number)****Repair or Replace**

- The window is stuck shut. We recommend further evaluation and services necessary.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Randy Pierson

Safety Items



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8. Chimney / Fireplaces



8.0 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Not Inspected



The liners for furnace or fireplaces were not inspected by our company. I recommend a qualified chimney sweep inspect for safety.

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1. Exterior - General



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Styles & Materials

Siding Style:	Siding Material:	Exterior Entry Doors:
Wood Siding	Wood Panels	Wood and Insulated Glass
Brick	Full brick	
Windows:	Lights:	Outlets:
Single Pane Windows	Functional	Grounded Outlets
Driveway:	Walkways:	Appurtenance:
Brick	Brick	Covered porch

		IN	NI	NP	SI	RR
1.0	Exterior Stairs	•				
1.1	Doors (Exterior)	•				
1.2	Wall Cladding, Flashing and Trim	•				
1.3	Lights	•				
1.4	Outlets	•				
1.5	Eaves, Soffits and Fascias	•				
1.6	Windows (Exterior)	•				
1.7	Plumbing Water Faucets (hose bibs)	•				
1.8	Vegetation	•				
		IN	NI	NP	SI	RR

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior - Grading, Drainage & Walkways



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Styles & Materials

Grading & Drainage:	Rain Gutters:	Walkways:
Neutral	Metal	Pavers
Driveways:	Area Drains:	Sump Pump:
Pavers	Serviceable	Submersible

		IN	NI	NP	SI	RR
2.0	Driveways	•				
2.1	Walkways	•				
2.2	Grading & Drainage	•				
2.3	Rain Gutters					•
2.4	Area Drains	•				
2.5	Sump Pump		•			
		IN	NI	NP	SI	RR

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Comments:



2.3 Item 1(Picture) The rain gutter at the rear of the house is missing a downspout. We recommend further evaluation and services necessary.

 2.3

- The rain gutter at the rear of the house is missing a downspout. We recommend further evaluation and services necessary.



2.4 Item 1(Picture) The area drains were in acceptable condition at the time of inspection.



2.4 Item 2(Picture) The area drains were in acceptable condition at the time of inspection.

2.4 The area drains were in acceptable condition at the time of inspection.



2.5 Item 1(Picture) There is a sump pump located at the rear of the residence. The sump pump was not tested at the time of inspection. We recommend you have to tell us about this or have it further evaluated and serviced if necessary.

2.5

- There is a sump pump located at the rear of the residence. The sump pump was not tested at the time of inspection. We recommend you have to tell us about this or have it further evaluated and serviced if necessary.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Exterior - Fencing, Perimeter and Yard



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Styles & Materials

- Perimeter Fencing:

Cinder Block

Wood Fencing

Other
- Yard Walls:

Brick

		IN	NI	NP	SI	RR
3.0	Yard Walls	•				
3.1	Perimeter Walls	•				
		IN	NI	NP	SI	RR

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Structural Components



The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Styles & Materials

Method used to observe Foundation:

Crawled
Limited access
Obstructed

Foundation:

Raised Foundation - Poured Concrete

Bolted Foundation:

Yes - To the year of construction

Floor Structure:

Wood Joists

Wall Structure:

Wood

Columns or Piers:

Wood piers
Concrete piers

		IN	NI	NP	SI	RR
4.0	Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				
4.1	Floors (Structural)	•				
4.2	Walls (Structural)	•				
4.3	Columns or Piers - Raised Foundation					•
4.4	Ceilings (Structural)	•				
4.5	Ventilation of Foundation Area (crawl space or basement)	•				
		IN	NI	NP	SI	RR

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Comments:



4.0 Item 1(Picture) There is a newer section of the foundation that has been recently added. You may wish to ask the Sellers if they have any documents that pertain to this.

4.0 There is a newer section of the foundation that has been recently added. You may wish to ask the Sellers if they have any documents that pertain to this.



4.3 Item 1(Picture) There is a temporary pier that has Earth to wood contact. We recommend that you have the Termite Company further address this situation.

4.3

- There is a temporary pier that has Earth to wood contact. We recommend that you have the Termite Company further address this situation.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System



The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene [ABS] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

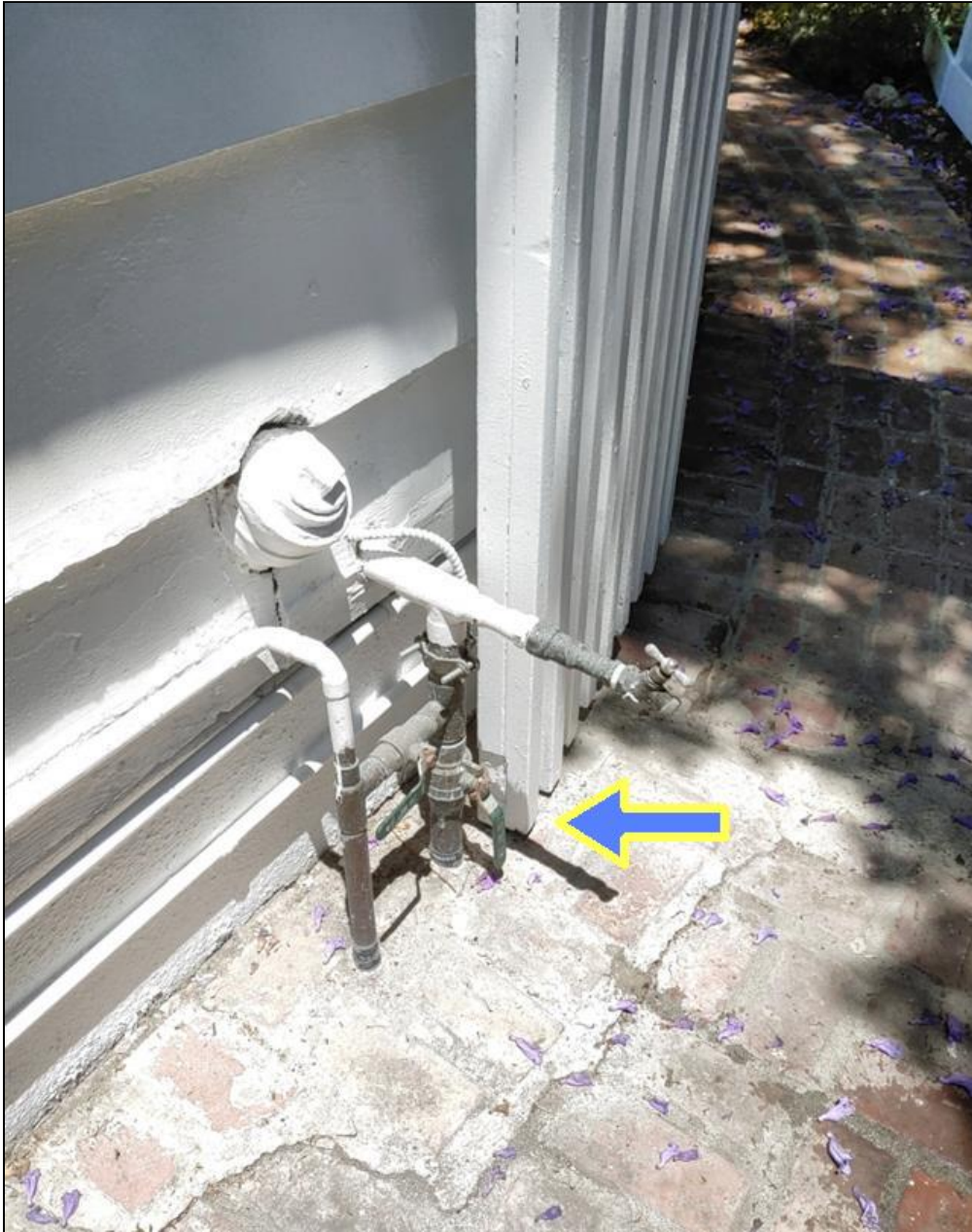
Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): Copper
Plumbing Waste Line: Combo ABS, Cast Iron / Galvanized Pipes	Water Heater Power Source: Gas (quick recovery)	Water Heater Age: 16 Year Old
Water Heater Capacity: 40 Gallon (1-2 people) 50 Gallon (2-3 people) Two units	Water Heater Location: Exterior Closet	Water Heater Strapped: Strapped
Water Filters: (We do not inspect filtration systems)		

		IN	NI	NP	SI	RR
5.0	Main Water Shut-off Device (Describe location)	•				
5.1	Main Fuel Shut-off (Describe Location)	•				
5.2	Hot Water Heater	•				
5.3	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				
5.4	Plumbing Drain, Waste and Vent Systems	•				
5.5	Plumbing Water Supply and Distribution Systems and Fixtures	•				
5.6	Piping, venting, supports, leaks	•				
		IN	NI	NP	SI	RR

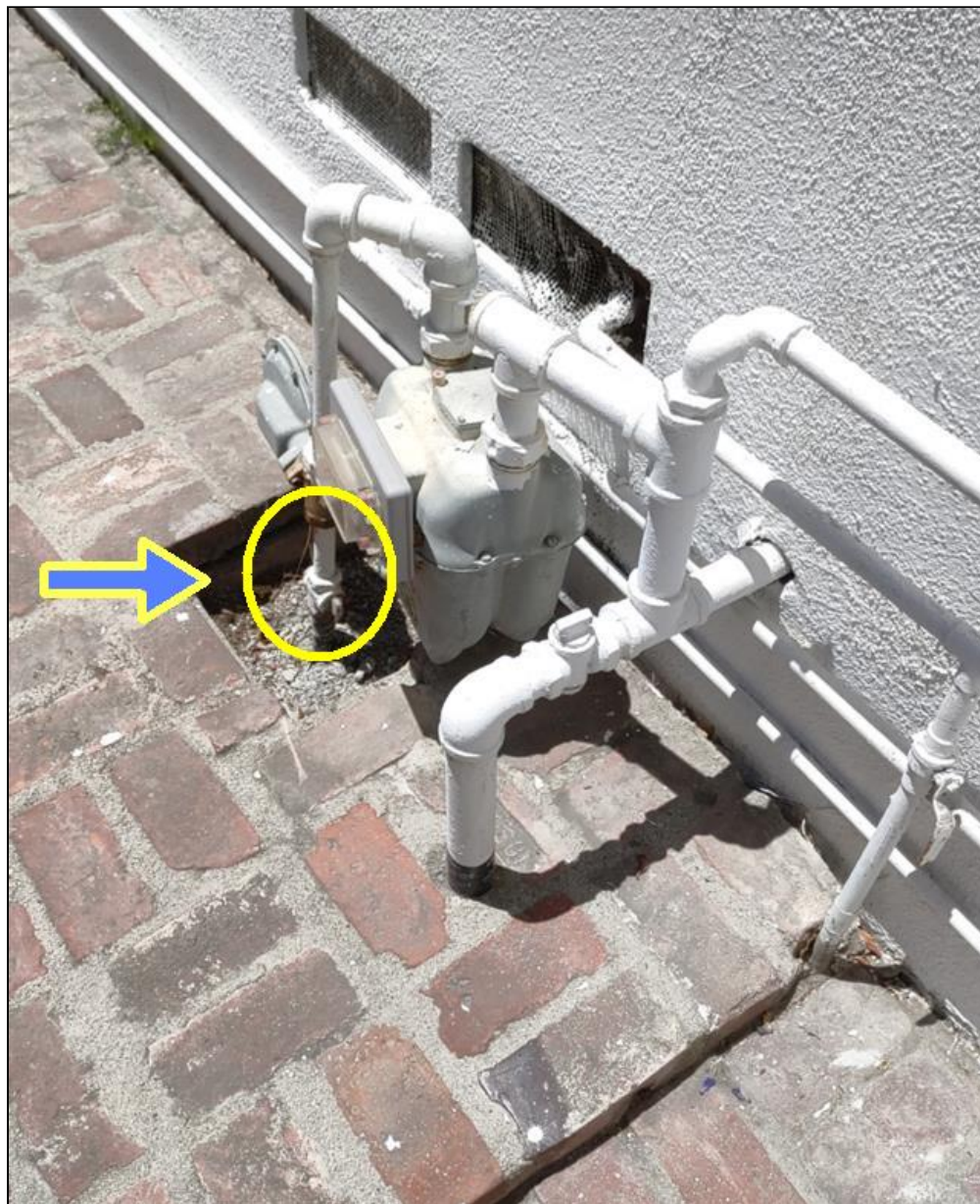
IN= Inspected, NI= Not Inspected, NP= Not Present, SI= Safety Items, RR= Repair or Replace

Comments:



5.0 Item 1(Picture) The Water Main Shut-Off at the side of the Residence.

5.0 The Water Main Shut-Off at the side of the Residence.

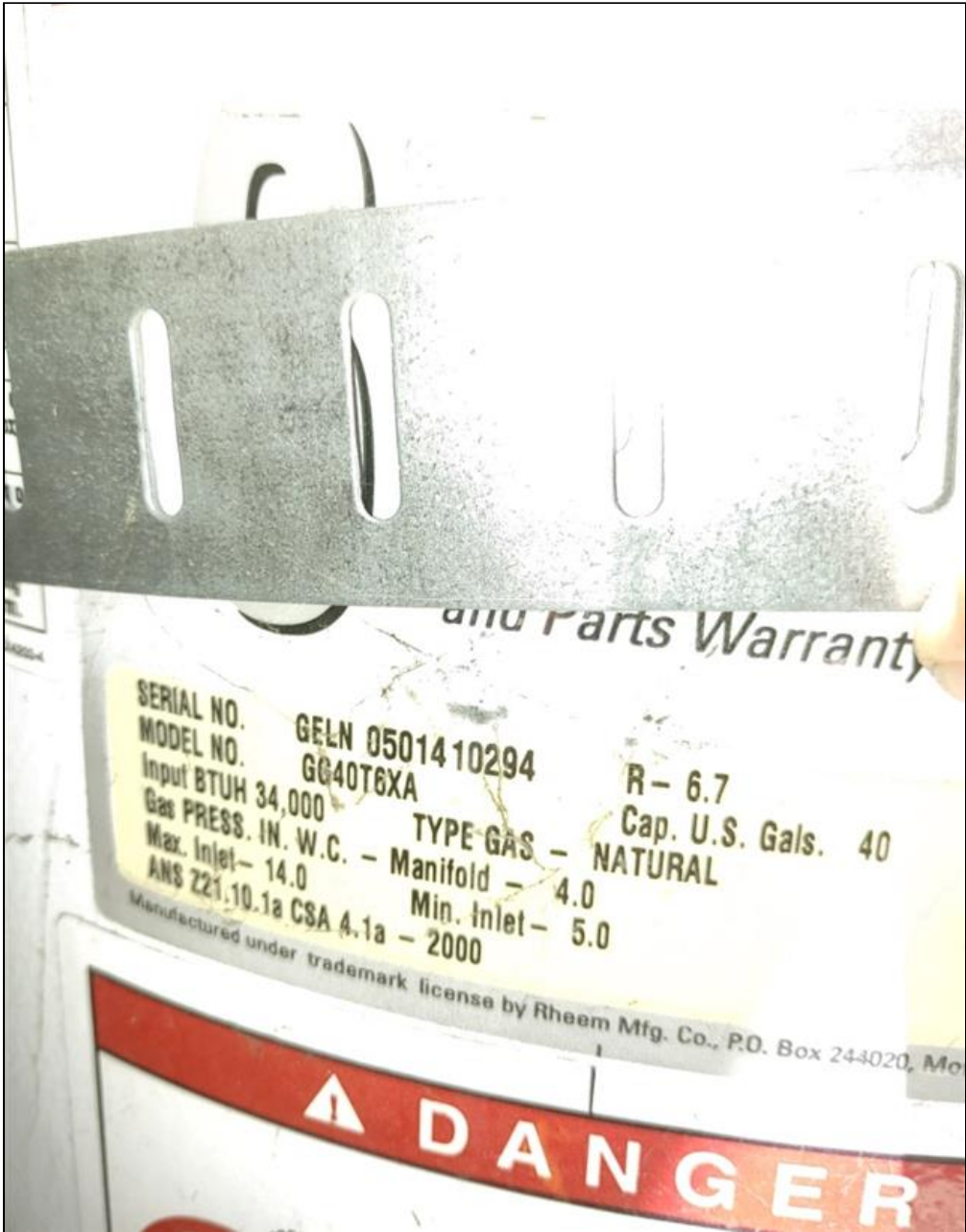


5.1 Item 1(Picture) The Gas Main Shut-Off without seismic shut off device.

5.1 The Gas Main Shut-Off without seismic shut off device.



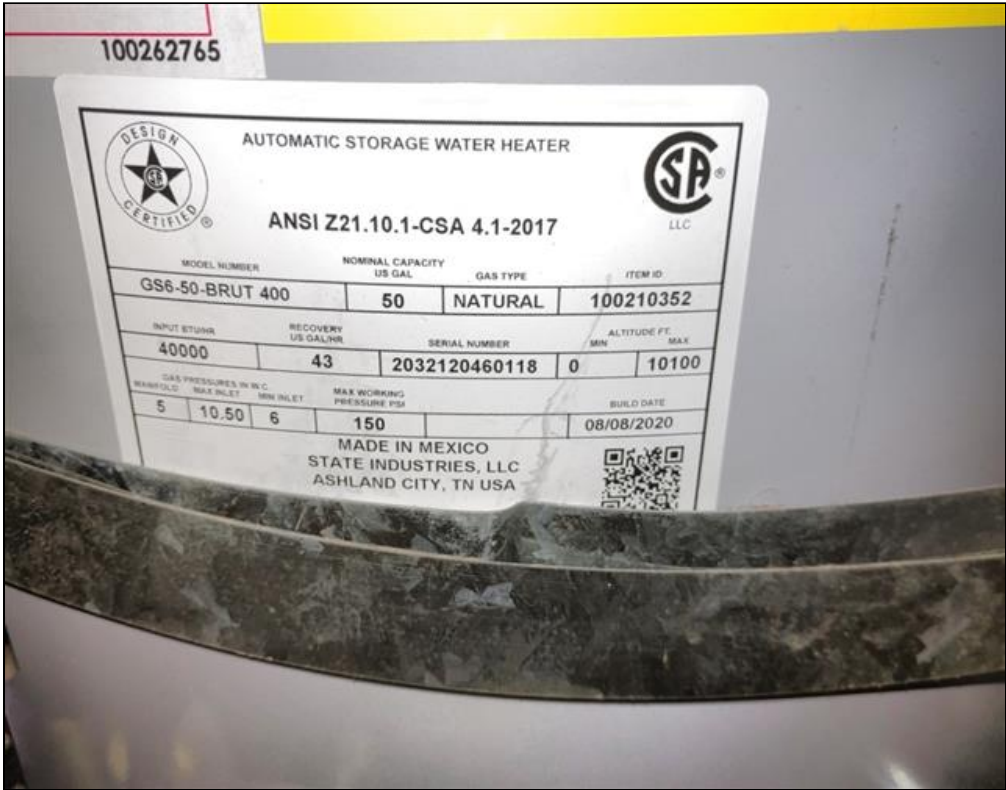
5.2 Item 1(Picture) The water heater in the exterior closet is 16 years old in 40 gallons.



5.2 Item 2(Picture) manufacture data plate



5.2 Item 3(Picture) The Water Heater in the garage is one year old and 50 gallons.



5.2 Item 4(Picture) manufacturers data plate

5.2 The water heater in the exterior closet is 16 years old in 40 gallons.

The Water Heater in the garage is one year old and 50 gallons.

5.4 The visible portions of the ABS/Cast Iron waste line are in acceptable condition. However, we always recommend that you have the waste lines video scanned before the close of escrow.

5.5 (1) In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

5.5 (2) The main shut off is located outside in the ground.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System



The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

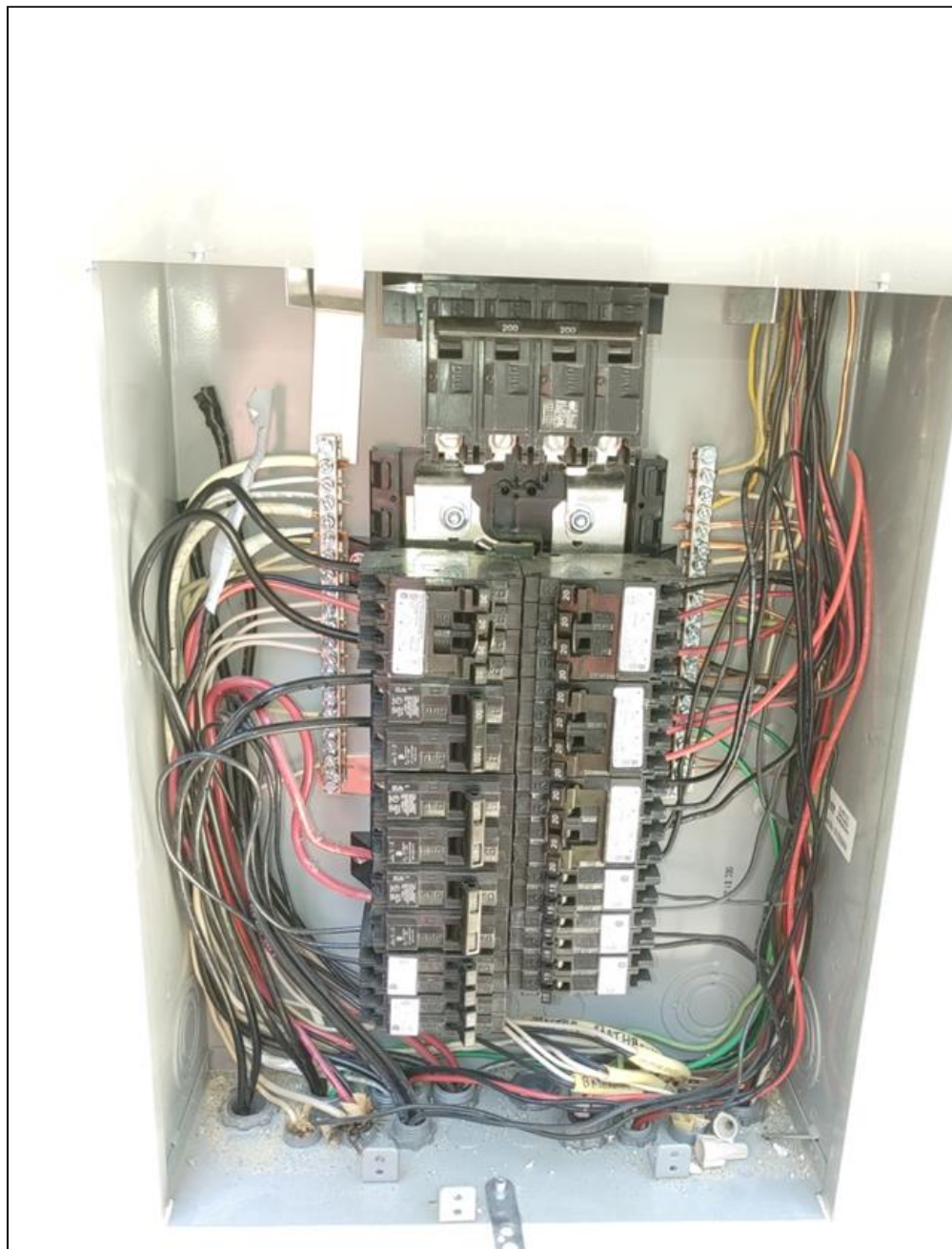
Not Visible

		IN	NI	NP	SI	RR
6.0	Service Entrance Conductors	•				
6.1	Main Panel / Electrical Main Shut-Off	•				
6.2	Sub Panels	•				
6.3	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				
6.4	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage					•
6.5	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•				
6.6	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls	•				
6.7	Operation of GFCI (Ground Fault Circuit Interrupters)	•				
		IN	NI	NP	SI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, SI= Safety Items, RR= Repair or Replace

[illegible]

1 Golden Spar Place



6.1 Item 2(Picture) Electrical Main without cover.

6.1 The Electrical Main is 200 amps located at the rear of the residence

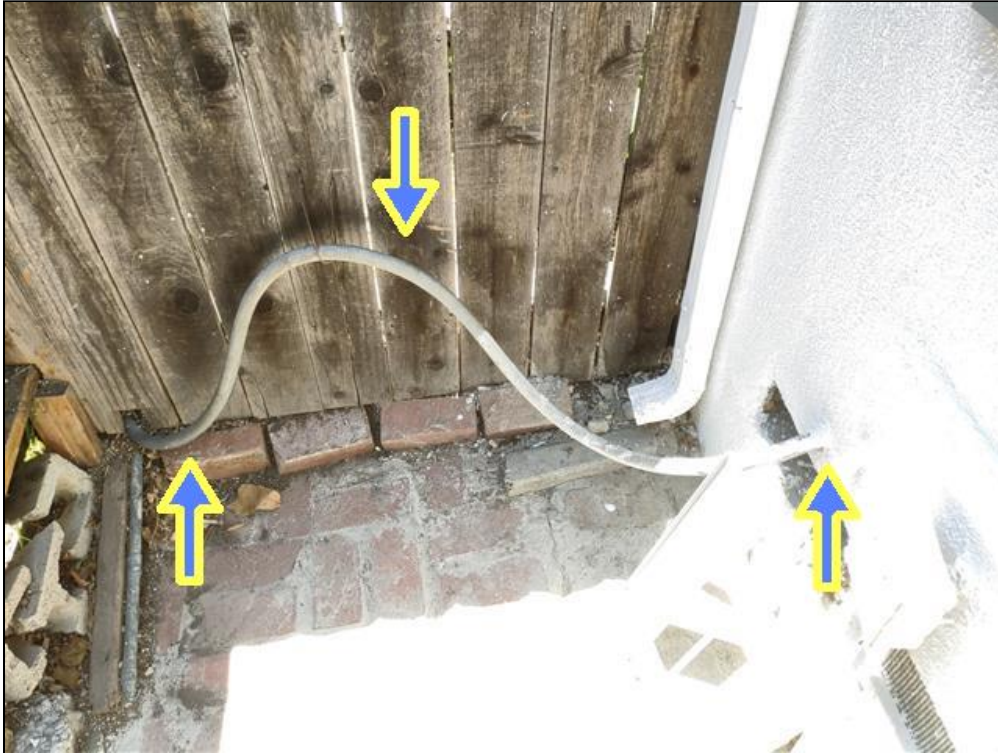


6.2 Item 1(Picture) sub panel in pool equipment room.



6.2 Item 2(Picture) sub panel without cover.

6.2 Sub-Panel in Pool Equipment Room.



6.4 Item 1(Picture) There is electrical conduit near the main panel and that should be properly installed. We recommend further evaluation and services necessary.



6.4

- There is electrical conduit near the main panel and that should be properly installed. We recommend further evaluation and services necessary.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Roof Structure and Attic



The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Styles & Materials

Viewed roof covering from:	Roof-Type:	Roof Covering:
Drone Technology	Hip	Concrete
Chimney (exterior):	Sky Light(s):	Roof Ventilation:
Brick	14	Soffit Vents
		Passive
Method used to observe attic:	Roof Structure:	Ceiling Structure:
From entry	2 X 4 Rafters	2X4
Attic info:	Attic Insulation:	
Attic access	Blown	

		IN	NI	NP	SI	RR
7.0	Roof Coverings					•
7.1	Flashings	•				
7.2	Skylights, Chimneys and Roof Penetrations	•				
7.3	Roof Ventilation	•				
7.4	Roof Drainage Systems (gutters and downspouts)	•				
7.5	Roof Structure and Attic (Report leak signs or condensation)					•
7.6	Insulation in Attic	•				
7.7	Visible Electric Wiring in Attic	•				
		IN	NI	NP	SI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, SI= Safety Items, RR= Repair or Replace

Comments:



7.0 Item 1(Picture) There are several roof tiles that are loose and should be serviced.



7.0 Item 2(Picture) There are several roof tiles that are loose and should be serviced.



7.0 Item 3(Picture) There are several roof tiles that are loose and should be serviced.



7.0 Item 4(Picture) Roofing System

 7.0

- There are several roof tiles that are loose and should be serviced.



7.5 Item 1(Picture) There are several areas in the Attic that have moisture stains. We are unable to confirm these as active. We recommend further evaluation and service as necessary.

 7.5

- There are several areas in the Attic that have moisture stains. We are unable to confirm these as active. We recommend further evaluation and service as necessary.

.....

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Chimney / Fireplaces



The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

Styles & Materials

Location of Fireplaces:

Living Room
Bedroom

Types of Fireplaces:

Conventional

Operable Fireplaces:

Three

Number of Woodstoves:

None

		IN	NI	NP	SI	RR
8.0	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)		•			
8.1	Gas/LP Firelogs and Fireplaces		•			
8.2	Solid Fuel heating Devices (Fireplaces, Woodstove)		•			
		IN	NI	NP	SI	RR

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Comments:



8.0 Item 1(Picture) Living Room Fireplace



8.0 Item 2(Picture) third guest bedroom fireplace.



8.0 The liners for furnace or fireplaces were not inspected by our company. I recommend a qualified chimney sweep inspect for safety.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Heating



The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers .However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Styles & Materials

Heat Type:

Forced Air

Energy Source:

Gas

Number of Heat Systems (excluding wood):

One

Ductwork:

Insulated

		IN	NI	NP	SI	RR
9.0	Heating Equipment	•				
9.1	Presence of heat in each room	•				
9.2	Normal Operating Controls	•				
9.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				
		IN	NI	NP	SI	RR

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Comments:

9.0 Item 1(Picture) The Force-Air Furnace was functional at the time of inspection.

9.0 The Force-Air Furnace was functional at the time of inspection.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Central Air Conditioning



The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Styles & Materials

Cooling Equipment Type:
Air conditioner unit

Cooling Equipment Energy Source:
Electricity

Central Air Manufacturer:
AGED

Number of AC Only Units:
One

		IN	NI	NP	SI	RR
10.0	Normal Operating Controls					•
		IN	NI	NP	SI	RR


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Comments:

10.0 Item 1(Picture) HVAC system - condensing coil was functional at the time of inspection. The condensing coil is not sitting level and is also underneath the drip line of a roof. We recommend further evaluation and services necessary.



10.0 Item 2(Picture) The condensing coil is not sitting level and is also underneath the drip line of a roof. We recommend further evaluation and services necessary.

-  **10.0 HVAC System - The condensing coil was functional at the time of inspection.**
- The condensing coil is not sitting level and is also underneath the drip line of a roof. We recommend further evaluation and services necessary.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Kitchen Components and Appliances



The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Styles & Materials

Dishwasher Brand:
GENERAL ELECTRIC

Disposer Brand:
BADGER

Exhaust/Range hood:
NONE

Range/Oven:
GENERAL ELECTRIC

Built in Microwave:
GENERAL ELECTRIC

Cabinetry:
Acceptable Condition
Wood

Countertop:
Acceptable Condition

Outlets:
GFCI

Lights:
Functional

		IN	NI	NP	SI	RR
11.0	Floor	•				
11.1	Walls	•				
11.2	Ceiling	•				
11.3	Windows	•				
11.4	Outlets and Light Fixtures	•				
11.5	Counters and a representative number of Cabinets	•				
11.6	Plumbing Drain and Waste Systems	•				
11.7	Plumbing Water Supply Faucets and Fixtures	•				
11.8	Dishwasher	•				
11.9	Ranges/Ovens/Cooktops					•
11.10	Range Hood			•		
11.11	Food Waste Disposer	•				
11.12	Microwave Cooking Equipment	•				
		IN	NI	NP	SI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, SI= Safety Items, RR= Repair or Replace

Comments:



11.9 Item 1(Picture) The cooktop was not fully installed. The down-draft was missing too.



11.9

- The Cooktop was not fully installed. The Down-Draft was missing too.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Hallway & Stairs



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Our evaluation of stairways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors. The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Wood

Interior Doors:

Wood

Lights:

Functional

		IN	NI	NP	SI	RR
12.0	Floors	•				
12.1	Walls	•				
12.2	Ceilings	•				
12.3	Lights, Outlets, Switches and Fixtures	•				
		IN	NI	NP	SI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, SI= Safety Items, RR= Repair or Replace

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13(A) . Living Room



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Styles & Materials

Ceiling Materials: Drywall Wood	Wall Material: Drywall	Floor Covering(s): Wood
Interior Doors: Wood & Glass	Window Types: Single pane	Outlets: Grounded
Lights: Functional		

		IN	NI	NP	SI	RR
13.0.A	Doors (Representative number)	•				
13.1.A	Floors	•				
13.2.A	Walls	•				
13.3.A	Ceilings	•				
13.4.A	Windows (Representative number)	•				
13.5.A	Lights, Outlets, Switches and Fixtures	•				
		IN	NI	NP	SI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, SI= Safety Items, RR= Repair or Replace

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13(B) . Dining Room



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Wood

Window Types:

Single pane

Outlets:

Grounded

Lights:

Functional

		IN	NI	NP	SI	RR
13.0.B	Floors	•				
13.1.B	Walls	•				
13.2.B	Ceilings	•				
13.3.B	Windows (Representative number)	•				
13.4.B	Lights, Outlets, Switches and Fixtures	•				
		IN	NI	NP	SI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, SI= Safety Items, RR= Repair or Replace

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13(C) . Family Room



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Styles & Materials

Ceiling Materials:

Wood

Wall Material:

Drywall

Floor Covering(s):

Unfinished

Extra Info : Brick

Interior Doors:

Wood & Glass

Window Types:

Single pane

Outlets:

Grounded

Lights:

Functional

		IN	NI	NP	SI	RR
13.0.C	Doors (Representative number)	•				
13.1.C	Floors	•				
13.2.C	Walls	•				
13.3.C	Ceilings	•				
13.4.C	Windows (Representative number)	•				
13.5.C	Lights, Outlets, Switches and Fixtures	•				
		IN	NI	NP	SI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, SI= Safety Items, RR= Repair or Replace

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13(D) . Ante Room



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Wood

Interior Doors:

Wood

Window Types:

Single pane

Outlets:

Grounded

Lights:

Functional

		IN	NI	NP	SI	RR
13.0.D	Floors	•				
13.1.D	Walls	•				
13.2.D	Ceilings	•				
13.3.D	Windows (Representative number)	•				
13.4.D	Lights, Outlets, Switches and Fixtures					•
		IN	NI	NP	SI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, SI= Safety Items, RR= Repair or Replace

Comments:



13.4.D Item 1(Picture) The outlet in the Ante Room did not respond. We recommend further evaluation and service as necessary.

 13.4.D

- The outlet in the Ante Room did not respond. We recommend further evaluation and service as necessary.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

14(A) . Master Bedroom



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Styles & Materials

Location:	Interior Doors:	Floor Covering(s):
East	Solid	Wood
Wall Material:	Ceiling Materials:	Window Types:
Drywall	Drywall	Single pane
Lights:	Outlets:	
Functional	Grounded	

		IN	NI	NP	SI	RR
14.0.A	Doors (Representative number)	•				
14.1.A	Floors	•				
14.2.A	Walls	•				
14.3.A	Ceilings	•				
14.4.A	Windows (Representative number)	•				
14.5.A	Lights, Outlets, Switches and Fixtures	•				
		IN	NI	NP	SI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, SI= Safety Items, RR= Repair or Replace

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

14(B) . 1st Guest Bedroom



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Styles & Materials

Location: Southeast	Interior Doors: Wood	Floor Covering(s): Wood
Wall Material: Drywall	Ceiling Materials: Drywall	Window Types: Single pane
Lights: Functional	Outlets: Grounded	

		IN	NI	NP	SI	RR
14.0.B	Doors (Representative number)	•				
14.1.B	Floors	•				
14.2.B	Walls	•				
14.3.B	Ceilings	•				
14.4.B	Windows (Representative number)					•
14.5.B	Lights, Outlets, Switches and Fixtures	•				
		IN	NI	NP	SI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, SI= Safety Items, RR= Repair or Replace

Comments:



14.4.B Item 1(Picture) The window is stuck shut and should be further evaluated and services necessary.

 **14.4.B**

- The window is stuck shut and should be further evaluated and services necessary.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

14(C) . 2nd Guest Bedroom



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Styles & Materials

Location: Southwest	Interior Doors: Wood Solid	Floor Covering(s): Wood
Wall Material: Drywall	Ceiling Materials: Drywall	Window Types: Single pane
Lights: Functional	Outlets: Grounded	

		IN	NI	NP	SI	RR
14.0.C	Doors (Representative number)	•				
14.1.C	Floors	•				
14.2.C	Walls	•				
14.3.C	Ceilings	•				
14.4.C	Windows (Representative number)	•				
14.5.C	Lights, Outlets, Switches and Fixtures	•				
		IN	NI	NP	SI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, SI= Safety Items, RR= Repair or Replace

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

14(D) . 3rd Guest Bedroom



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Styles & Materials

Location:	Interior Doors:	Floor Covering(s):
Northwest	Wood	Wood
Wall Material:	Ceiling Materials:	Window Types:
Drywall	Drywall	Single pane
Lights:	Outlets:	
Functional	Grounded	

		IN	NI	NP	SI	RR
14.0.D	Doors (Representative number)	•				
14.1.D	Floors	•				
14.2.D	Walls	•				
14.3.D	Ceilings	•				
14.4.D	Windows (Representative number)	•				
14.5.D	Lights, Outlets, Switches and Fixtures	•				
		IN	NI	NP	SI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, SI= Safety Items, RR= Repair or Replace

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

15(A) . Powder Room



The home inspector shall observe: Walls, ceiling, and floors; sinks, toilets, and outlets; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Styles & Materials

Location: West	Interior Doors: Wood	Floor Covering(s): Wood
Wall Material: Drywall	Ceiling Materials: Drywall	Cabinets: Wood
Sink & Countertop: Acceptable Condition	Toilet: Acceptable Condition	Outlets: GFCI
Lights: Functional	Exhaust Fans: Fan with light	

		IN	NI	NP	SI	RR
15.0.A	Doors (Representative number)	•				
15.1.A	Floors	•				
15.2.A	Walls	•				
15.3.A	Counters and Cabinets	•				
15.4.A	Plumbing Drain & Waste Systems	•				
15.5.A	Plumbing Water Supply and Fixtures	•				
15.6.A	Lights, Outlets Switches and Fixtures	•				
15.7.A	Exhaust fan	•				
		IN	NI	NP	SI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, SI= Safety Items, RR= Repair or Replace

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

15(B) . Hallway Bathroom



The home inspector shall observe: Walls, ceiling, and floors; sinks, toilets, and outlets; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Styles & Materials

Location:

Hallway

Interior Doors:

Wood

Floor Covering(s):

Wood

Wall Material:

Drywall

Ceiling Materials:

Drywall

Cabinets:

Wood

Sink & Countertop:

Acceptable Condition

Toilet:

Acceptable Condition

Outlets:

GFCI

Lights:

Functional

Exhaust Fans:

Fan only

		IN	NI	NP	SI	RR
15.0.B	Doors (Representative number)	•				
15.1.B	Floors	•				
15.2.B	Walls	•				
15.3.B	Counters and Cabinets	•				
15.4.B	Windows			•		
15.5.B	Plumbing Drain & Waste Systems	•				
15.6.B	Plumbing Water Supply and Fixtures					•
15.7.B	Lights, Outlets Switches and Fixtures	•				
15.8.B	Exhaust fan	•				
		IN	NI	NP	SI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, SI= Safety Items, RR= Repair or Replace

Comments:



15.6.B Item 1(Picture) The hallway bathroom toilet is loose and should be serviced.

 **15.6.B**

- The hallway bathroom toilet is loose and should be serviced.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

15(C) . Master Bathroom



The home inspector shall observe: Walls, ceiling, and floors; sinks, toilets, and outlets; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Styles & Materials

Location:

East

Interior Doors:

Solid

Floor Covering(s):

Wood

Wall Material:

Drywall

Ceiling Materials:

Drywall

Window Types:

Single pane

Cabinets:

Wood

Sink & Countertop:

Acceptable Condition

Toilet:

Acceptable Condition

Outlets:

GFCI

Lights:

Functional

Exhaust Fans:

Fan only

		IN	NI	NP	SI	RR
15.0.C	Doors (Representative number)	•				
15.1.C	Floors	•				
15.2.C	Walls	•				
15.3.C	Counters and Cabinets	•				
15.4.C	Windows	•				
15.5.C	Plumbing Drain & Waste Systems	•				
15.6.C	Plumbing Water Supply and Fixtures	•				
15.7.C	Lights, Outlets Switches and Fixtures	•				
15.8.C	Exhaust fan	•				
		IN	NI	NP	SI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, SI= Safety Items, RR= Repair or Replace

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

16. Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. Regardless, we are not engineers, and recommend that you read about this in a booklet that should have been given to you by the realtors, and you may wish to discuss this further with a structural engineer. Also, garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Styles & Materials

Garage Size: Double Car	Slab: Concrete	Floor Covering(s): Vinyl
Doors: Hollow Core - Not Fire Rated Metal	Wall Material: Drywall	Ceiling Materials: Drywall
Window Types: Single pane	Lights: Functional	Outlets: Grounded

		IN	NI	NP	SI	RR
16.0	Slab	•				
16.1	Doors					•
16.2	Walls	•				
16.3	Ceilings	•				
16.4	Lights	•				
16.5	Outlets	•				
16.6	Windows					•
		IN	NI	NP	SI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, SI= Safety Items, RR= Repair or Replace

Comments:



16.1 Item 1(Picture) The garage door is not self-closing. We recommend further evaluation and services necessary.

 16.1

- The garage door is not self-closing. We recommend further evaluation and services necessary.



16.6 Item 1(Picture) The garage window is stuck shut. We recommend further evaluation and services necessary.

 16.6

- The garage window is stuck shut. We recommend further evaluation and services necessary.

17. Swimming Pools, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. ***A child can drown in the time it takes to answer a phone.*** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A **pool alarm** with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html

Styles & Materials

Style:

In ground
Heated

Shape:

Freeform

Wall Material:

Gunite (concrete)

		IN	Yes	NI	NP	RR	No
17.0	Operational Condition of Pool	•					
17.1	Pool Liner Condition					•	
17.2	Surface Walls and Floor of Pool	•					
17.3	Permanent Accessories Condition	•					
17.4	Pumps for circulation of water	•					
17.5	Pumps for vacuum or cleaning	•					
17.6	Pool Heaters	•					
17.7	Is the pool fenced	•	•				
17.8	Does fence have a self closing latch and lock on door/gate	•	•				
17.9	Can fence be climbed by the use of personal items or structures against fence	•	•				
17.10	Is it reasonably difficult for young children to reach the latch		•				
		IN	Yes	NI	NP	RR	No

IN= Inspected, Yes= Yes, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, No= No

Comments:

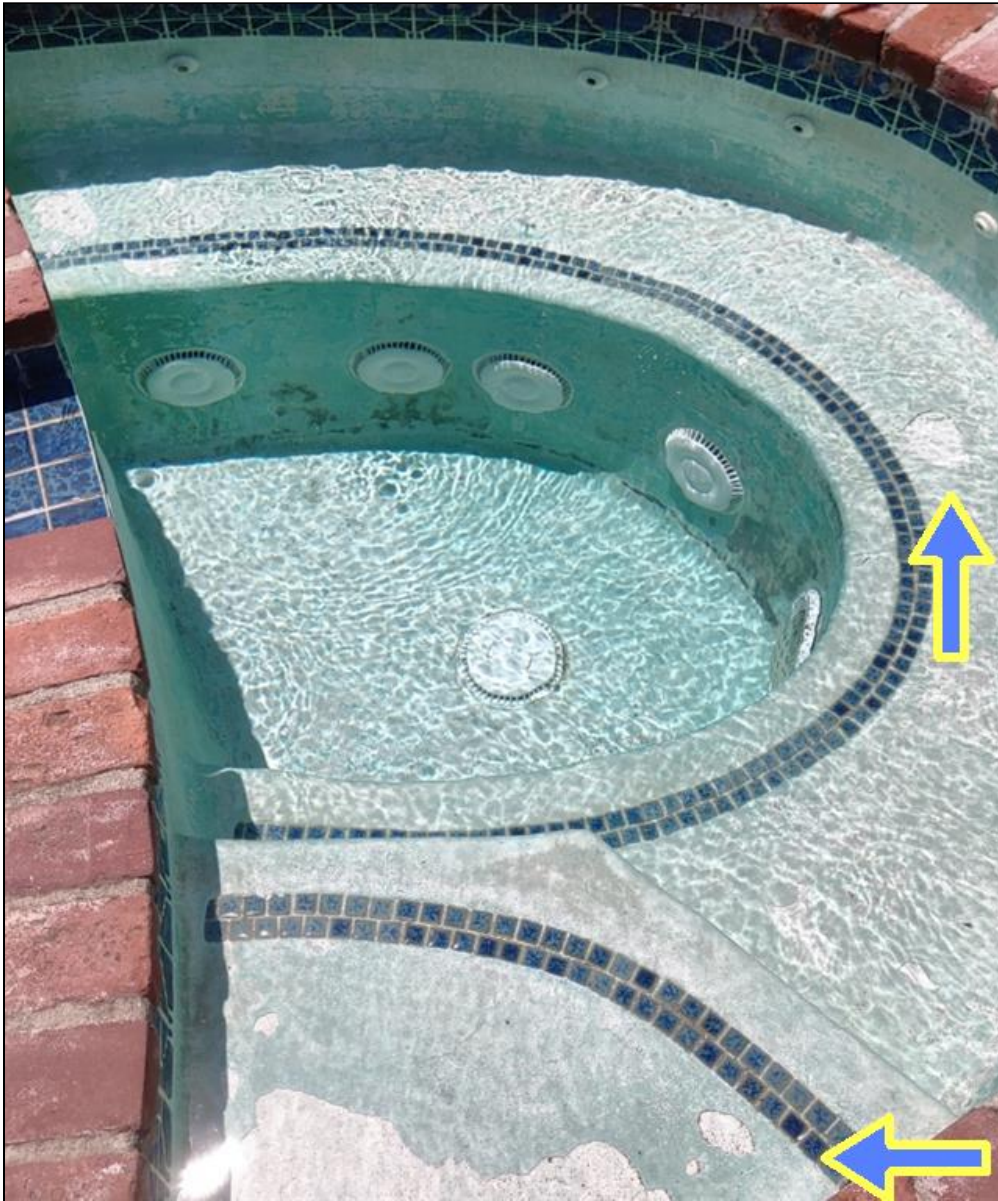


17.0 Item 1(Picture) The swimming pool was functional at the time of inspection.



17.0 Item 2(Picture) The swimming pool was functional at the time of inspection.

17.0 The swimming pool was functional at the time of inspection.



17.1 Item 1(Picture) The pool finish is deteriorated in various areas. We recommend that you have this further evaluated and serviced as necessary.

17.1

- The pool finish is deteriorated in various areas. We recommend that you have this further evaluated and serviced as necessary.

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

18. Cabana or Pool House

Styles & Materials

Roof Covering:	Siding Style:	Plumbing Supply:
Concrete	Shiplap	Copper
	Block and mortar	

Plumbing Distribution:
Copper

		IN	NI	NP	SI	RR
18.0	Roof Coverings	•				
18.1	WaLL Cladding, Flashing and Trim	•				
18.2	Windows (representative number)					•
18.3	Doors (Exterior)	•				
18.4	Interior Water Supply and Distribution Systems and Fixtures	•				
18.5	Interior Drain, Waste and Vent Systems	•				
18.6	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				
18.7	Electrical Connected Devices and Fixtures	•				
		IN	NI	NP	SI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, SI= Safety Items, RR= Repair or Replace

Comments:



18.2 Item 1(Picture) The window is stuck shut. We recommend further evaluation and services necessary.

 18.2

- The window is stuck shut. We recommend further evaluation and services necessary.